GREENE 750
AT BEAR TAVERN

GREENE 750 APPLICATION AND DOCUMENTATION CHECKLIST

General Requirements:

__ Application- Please fill out completely.

__ Statement of Rental Policy (Signed by Tenant)

__ Landlord Protect Credit Release (To be completed by all tenants/occupants over the age of 18)- This gives us permission to look up your credit, criminal reports, and social security number.

__ Valid and verifiable proof of citizenship or eligible immigration status identification. i.e., Driver's license; Social Security Card; or passport.

__ Valid and verifiable proof of income. i.e., Copy of two most recent paystubs, prior years' tax return or new job offer letter.

__ Permission to release income and employment verification- to be completed by employer.

__ Rental history verification form- to be completed by landlord.

__ Mortgage contract of sale- if you have a mortgage and are selling your home.

__ $75 application processing fee (non-refundable)- **MUST BE A CERTIFIED BANK CHECK OR MONEY ORDER; PERSONAL CHECKS WILL NOT BE ACCEPTED**; Please make the check out to: **AMERICAN PROPERTIES @ BEAR TAVERN, LLC.**

After Approval:

__ A signed lease and all supporting documents **MUST** be returned within 7 (seven) days of approval of Rental Application along with a **CERTIFIED BANK CHECK OR MONEY ORDER**, made out to **AMERICAN PROPERTIES @ BEAR TAVERN, LLC** in the amount of **$1,000.00** as a deposit that will be put towards your first months' rent and hold the unit. If for **ANY** reason the tenant must break the lease prior to the agreed upon move-in date, The Management will refund 50% ($500) of the deposit, as the remainder will be used as an Administrative fee. The Management will allow tenant to break the lease, under these circumstances, without further penalty.

__ Proof and/or updated vaccinations from veterinarian for cat/dog.

__ Proof of spaying/neutering for cat/dog.

I/We have read and understand the attached application process. I/We understand that the processing can be stopped at any point whenever the applicant fails to meet the guidelines.

_____ _____

Applicant's Signature Applicant's Signature

_____ _____

Applicant's Signature Applicant's Signature

GREENE 750
AT BEAR TAVERN

QUALIFICATION STANDARDS FOR STATEMENT OF RENTAL POLICY
FOR PROSPECTIVE RESIDENTS OF GREENE 750 @ BEAR TAVERN

American Properties @ Bear Tavern, LLC complies with the Federal Fair Housing Act. We are an equal opportunity housing provider. We do not discriminate against any person because of race, color, religion, national origin, sex, familial status, affectional or sexual orientation or disability, source of income, or any other basis protected by applicable state, Federal or local fair housing laws.

Occupancy Guidelines

- Our occupancy standards are governed by the Township of Ewing, New Jersey.

Applications

- Each person that will occupy the apartment who is 18 years of age or older must complete an application and sign the lease. All applications are to be completed in full. The application will only be processed if proper identification for each person listed as a prospective tenant and resident is provided to The Management office. Applications containing untrue, incorrect or misleading information **will be declined**. If an approved applicant is found with untrue, incorrect or misleading information, The Management Office reserves the right to terminate the lease contract. Each application is evaluated by, but not limited to: debt to income ratio; credit score; criminal background and rental history. If the rental criteria are met, the application will be approved. If you do not meet the income requirements, a Cosigner or Cosigners will be required.

Rental Criteria- To qualify for residency, you must meet the following criteria:

- ***Income***- The Landlord requires income verification:
  - Copies of the two most recent original paycheck stubs, applicant's previous year tax return or signed offer letter on company letterhead.
  - If applicant is on Social Security, documentation verifying this income will be required.
  - A Cosigner should be able to afford their mortgage or rent along with YOUR rent, should you default on your account (same credit history/background requirements apply as prospective tenant applying)
  - A valid driver's license, Social Security card or Passport
- ***Mortgage/Rental History***- The Landlord requires:
  - If you are selling your home and have a mortgage, we require a fully executed copy of the Contract of Sale, signed by both parties
  - Any legal proceedings/judgements/evictions/skips will result in a declined application
  - Outstanding rental balances at any Community will result in a declined application
  - You must have a satisfactory rental history
- ***Credit History***-Credit history must be satisfactory. The Landlord requires:
  - Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application.
  - Unsatisfactory credit history can disqualify an applicant from renting an apartment at this community. An unsatisfactory credit report is one that:
    - Any prior unpaid judgements or bankruptcies within two (2) years prior to the application will result in a DENIAL of the application
    - Any unpaid credit accounts (excluding any unpaid accounts for medical services in an amount less than $1,000.00) will result in a DENIAL of the application
    - If the credit report shows any accounts with habitual late payments (more than three (3) payments thirty (30) days late or more on any one account) will result in a declined application.
    - Credit accounts closed by the creditor due to the applicants' failure to pay in accordance with the agreement will result in a declined application.
    - Accounts that have been forwarded to collections within the last two (2) years (excluding accounts for medical services in an amount less than $1,000.00) this will result in a declined application.
  - If an applicant is declined for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the report. An applicant declined for unsatisfactory credit is encouraged to obtain a copy of the credit report from the reporting agency.
- ***Criminal History***- The Landlord requires:
  - If an applicant or any proposed occupants have **ever** been convicted of or pled guilty to a felony, (or on the state of New Jersey a crime of the fourth degree or greater) ***we will reject the application***.
  - If an applicant or any proposed occupants have **ever** been convicted of or plead guilty to a misdemeanor (or in the state of New Jersey a disorderly person offense) involving dishonesty, property damage, or violence within the past ten years, ***we will reject the application.***

- ***Employment History***- The Management requires:
  - Employment must be verified by filling out the Employment Verification Form
  - In the case of new employment, the applicant must supply a copy of a signed offer letter from the new employer on their company letterhead stating income, position and start date.
  - Self-employed applicants must supply prior years' tax return to be considered for the application

- **Application Process**- We evaluate every tenancy application in the following manner: You must sign an application form which confirms that you have read the application form which confirms that you have read the application instructions and you were advised of the new rent you will be charged. You must submit a rental application and answer all questions in the form. Incomplete applications will be returned to the applicant. If they remain incomplete, **we will reject the application**.

For your application to be processed, you must pay a $75.00 non-refundable application fee (includes credit check, criminal and social security check) for each application for tenancy that will live in the apartment. Once a completed application is received, we will then determine if you qualify for tenancy. We will process an application only if proper identification for each person listed as a prospective tenant and resident is provided to The Management office. This includes a copy of the prospective residents' driver's license.

I hereby acknowledge reading this document in full. I acknowledge that I understand everything I have just read, all my questions have been answered by the Landlord's representative and I agree to comply with this application process. I acknowledge that if I find any of these requirements to objectionable, I have the right to seek housing elsewhere.

_____ Signature

_____ Print Name

_____ Date

_____ Signature

_____ Print Name

_____ Date

-Pet Building Y or N
-Pet Y or N
-Type of Pet_____
-Pet Rent _____
-Garage Y or N
-Garage # _____
-Lease Term _____
-Incentive(s) _____

GREENE 750
AT BEAR TAVERN

APPLICATION FOR LEASE OF APARTMENT

Greene 750 @ Bear Tavern
23 Wheldon Shivers Dr., Ewing, NJ 08628

Apt #_____ Floor _____
Floorplan_____
Monthly Rental_____
Security _____
Length of Lease_____ Yrs. _____ Mos._____
From_____To _____
Move-In Date _____

Date: _____

To receive prompt consideration, the application must be filled out in its entirety.

1. Name (Print)_____Age _____
Cell Phone#_____ Work Phone#_____ Email _____
Present Address _____ City/St. _____Zip _____
Present Landlord _____Phone# _____
How Long at Present Address _____ Present Rent _____ or Present mtg _____
Name of Employer _____ Position Held _____
Address of Employer _____ City_____ Phone#_____
Length of Employment _____ Annual Salary _____ Supervisor _____

2. Name (Print)_____Age _____
Cell Phone#_____ Work Phone#_____ Email _____
Present Address _____ City/St. _____Zip _____
Present Landlord _____Phone# _____
How Long at Present Address _____ Present Rent _____ or Present mtg _____
Name of Employer _____ Position Held _____
Address of Employer _____ City_____ Phone#_____
Length of Employment _____ Annual Salary _____ Supervisor _____

How many occupants in unit: Adults ___ Children___ Children(s) Name(s)_____

List two persons who will always know your whereabouts:
Name _____ Phone#_____
Name _____ Phone# _____

The applicant hereby represents that the above statements are true and are made to induce the landlord to lease him/her an apartment. I/we hereby make application to enter into the standard apartment lease, for the apartment at the rental and for the term as hereinabove specified. I/we understand that this application is subject to approval of the landlord. If this application is accepted, I/we agree to sign a lease as herein requested for this apartment. Should this application not be approved, the landlord or its agent, shall not be responsible for any claim of damage. If I/we do not sign the lease submitted to me/us within seven days, the landlord or landlord's agent may, at their option, cancel this application. Applicant authorizes American Properties at Bear Tavern, LLC to run a credit report, criminal background check, and social security card check.

Signature of Applicant(s):
1. _____(L.S.)
2. _____(L.S.)

Core- Logic Safe-Rent
Landlord/Tenant Screening Service
Tenant Release Form

The information on this page is to be completed by the prospective tenant(s) for the purposes of obtaining a rental lease.
(PLEASE PRINT CLEARLY)

Applicant Name – First, Middle, Last **Social Security Number**

Current Address - City, State, Zipcode

Previous Address - City, State, Zipcode **Birth Date – MM/DD/YYYY**

Work Phone Number **Extension** **Home Phone Number**

I Hereby grant the above apartment/landlord/realtor, whichever is applicable, and its designee, Landlord Protect, a credit reporting agency, the right to process this credit application for the purpose of obtaining a rental lease and/or the renewal of an existing lease based on the dates and terms of the lease. In compliance with the FAIR CREDIT REPORTING ACT, this notice is to inform you that the processing of this application includes but is not limited to making inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer reporting agencies, obtaining credit information from other credit institutions and criminal background checks from appropriate law enforcement agencies. You have the right to make a written request within a reasonable period of time to receive additional information about the nature of this investigation. The undersigned agrees that this application shall remain the property of the apartment complex, landlord or realtor regardless if rental lease is granted or renewed.

(Applicant Signature) **(Date)**

ConsumerRelations@saferent.com
888-333-2413

Thank you for choosing Safe-Rent

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Landlord/Tenant Screening Service
Tenant Release Form

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(Applicant Signature) **(Date)**

ConsumerRelations@saferent.com
888-333-2413

Thank you for choosing Safe-Rent

PERMISSION TO RELEASE INCOME AND EMPLOYMENT VERIFICATION

Name:_____

Home Address: _____

City:_____ State:_____ Zip:_____

Home Ph:_____Cell Ph:_____

I, _____, hereby grant permission to release income and employment verification to Green 750 C/O American Properties Realty, Inc. 517 Route One South, Iselin, New Jersey 08830 .

Please fax this completed and signed verification to: 609-403-6883.

THIS SECTION TO BE COMPLETED BY YOUR EMPLOYER

Employee Name_____JobTitle_____

Presently Employed Yes____ Date____

Current Wages/Salary $ _____ (circle one) hourly weekly bi-weekly

semi-monthly monthly yearly other _____

Average # of regular hours per week_____ Year-to-date earnings $_____ through____ /_____ /_____

Overtime Rate $_____ per hour Average # of overtime hours per week_____

Commissions, bonuses, tips, other $_____ (circle one) hourly weekly

bi-weekly semi-monthly monthly yearly other

List any anticipated change in the employee's rate of pay within the next 12 months_____ Effective date_____

Company Name_____

Signature _____ Date _____

Print Name/Title _____ Tel. # _____

PERMISSION TO RELEASE INCOME AND EMPLOYMENT VERIFICATION

Name:_____

Home Address: _____

City:_____ State:_____ Zip:_____

Home Ph:_____Cell Ph:_____

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bi-weekly semi-monthly monthly yearly other

List any anticipated change in the employee's rate of pay within the next 12 months_____ Effective date_____

Company Name_____

Signature _____ Date _____

Print Name/Title _____ Tel. # _____

GREENE 750
AT BEAR TAVERN

GREENE 750 @ BEAR TAVERN
RENTAL VERIFICATION FORM

I hereby authorize the release of my rental information. Greene 750 @ Bear Tavern c/o American Properties Realty, Inc.

_____ _____ _____
Applicant's Name Signature Date

DO NOT WRITE BELOW THIS LINE- TO BE COMPLETED BY THE LANDLORD

Tenant's Name:_____ Date:_____

Address:_____
(Number/Street) (Apt#) (City)(State)

Number of Household Members:_____ List of Household Members:_____

Occupancy Date:_____ Security Deposit Amt: $_____ Date Paid:_____

Rent Amt:$_____; paid monthly weekly other_____

If subsidized rent, please list tenant portion: $_____

Rent Includes: All Utilities No Utilities Hot Water Heat Electricity

Type of Heat: Electric Oil Gas Other:_____

Date last rent was paid:_____ Amt paid:$_____ Back rent owed: $_____

_____ _____
Landlord's Name/Telephone Number Fax Number

_____
Landlord's Address

_____
Name of Manager or other Representative

_____ _____
Landlord Signature Date